

## Near East Riverfront

Near East Riverfront is generally bounded by Jefferson to the north, the Detroit River to the south, the Belle Isle Bridge to the east and Rivard to the west. This section of the riverfront is changing from an industrial area to a mixed-use district containing residential, recreational, commercial, and entertainment uses. Between 1990 and 2000 the population increased from 636 residents to 1,561.

### ❑ Neighborhoods and Housing

**Issue:** Many industrial and commercial sites are vacant. Environmental issues hamper the development of some sites, especially the Uniroyal site along the eastern edge.

#### **GOAL 1: Increase residential density**

**Policy 1.1:** Develop the riverfront as a mixture of high density residential and commercial uses preserving views and public access to open space along the riverfront.

#### **GOAL 2: Conversion of obsolete industrial buildings**

**Policy 2.1:** Throughout the area, encourage the conversion of obsolete industrial buildings into residential lofts.

### ❑ Retail and Local Services

**Issue:** With the recent growth in residential population and more anticipated, the area will become a more appealing location for commercial reinvestment.

#### **GOAL 3: Increase the vitality of commercial thoroughfares**

**Policy 3.1:** Encourage high-density mixed-use development along Jefferson.

#### **GOAL 4: Develop mixed-use activity nodes**

**Policy 4.1:** Develop neighborhood commercial nodes south of Jefferson with a mix of locally serving, small-scale businesses, entertainment related development, service establishments and civic space.

❑ **Parks and Recreation**

**Issue:** The riverfront is one of the City's primary attractions for residents and visitors. With an increase in residential density, recreation and open space becomes more of a priority.

**GOAL 5: Increase open space and recreational opportunities**

**Policy 5.1:** Establish public open space along the river's edge south of Atwater including venues for concerts and seasonal events and attractions.

**GOAL 6: Increase access to open space and recreational areas**

**Policy 6.1:** Develop greenways connecting to residential areas to the north and along the riverfront connecting to the Central Business District and Belle Isle.

❑ **Transportation and Mobility**

**Issue:** The attractions along the riverfront lack sufficient links to the central business district and other entertainment, cultural and tourist venues.

**GOAL 7: Provide transportation options**

**Policy 7.1:** Develop transit links from the east riverfront to the Central Business District and other area attractions.

❑ **City Design**

**Issue:** The riverfront is one of the City's primary attractions for residents and visitors.

**GOAL 8: Promote major thoroughfares as attractive gateways to the City**

**Policy 8.1:** Along Jefferson, incorporate streetscape, landscape and signage improvements leading into the Central Business District.

**GOAL 9: Maintain river and corridor views**

**Policy 9.1:** Site design must demonstrate special regard for visual corridors/vistas and easements offering access to the river and the Central Business District.

## 2000 Census - Demographic Profile

Neighborhood **Near East Riverfront**

## Total Population

**1,561**

1990 Population

636

1990 to 2000 Change

925

Percent Change

145.44%

## Race

White Only

383

24.54%

Black or African American  
Only

992

63.55%

American Indian and Alaska  
Native Only

0

0.00%

Asian Only

116

7.43%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

17

1.09%

Two or More Races

53

3.40%

## Hispanic Origin

Hispanic Origin (Any Race)

50

3.20%

1990 Hispanic Origin

5

1990 to 2000 Change

45

Percent Change

900.00%

## Gender

Male

791

50.67%

Female

770

49.33%

## Educational Attainment

Population 25 or older

1,259

80.65%

HS Graduate or Higher

1,092

86.74%

Assoc. Degree or Higher

739

58.70%

## Age

Youth Population  
(Under 18 Years Old)

186

11.92%

1990 Youth Population

50

1990 to 2000 Change

136

Percent Change

272.00%

0 to 4 Years Old

61

3.91%

5 to 10 Years Old

68

4.36%

11 to 13 Years Old

38

2.43%

14 to 17 Years Old

19

1.22%

18 to 24 Years Old

116

7.43%

25 to 44 Years Old

679

43.50%

45 to 64 Years Old

390

24.98%

65 Years Old and Older

190

12.17%

## Households

Households

882

Average Household Size

1.77

Population in Group Quarters

0

0.00%

Population in Households

1,561

Family Households

305

34.58%

Married Couple Family

203

66.56%

Female Householder Family

91

29.84%

One Person Households

472

53.51%

## Housing Units

Housing Units

1,005

1990 Housing Units

559

1990 to 2000 Change

446

Percent Change

79.79%

Vacant Housing Units

86

8.56%

Occupied Housing Units

919

91.44%

Owner Occupied

75

8.16%

Renter Occupied

844

91.84%

## Housing Value

Owner Occupied Units

67

Less Than \$15,000

0

0.00%

\$15,000 to \$29,999

0

0.00%

\$30,000 to \$49,999

0

0.00%

\$50,000 to \$69,999

0

0.00%

\$70,000 to \$99,999

0

0.00%

\$100,000 to \$199,999

16

23.88%

\$200,000 or More

51

76.12%

## Household Income

Less Than \$10,000

77

8.73%

\$10,000 to \$14,999

12

1.36%

\$15,000 to \$24,999

92

10.43%

\$25,000 to \$34,999

117

13.27%

\$35,000 to \$49,999

179

20.29%

\$50,000 to \$74,999

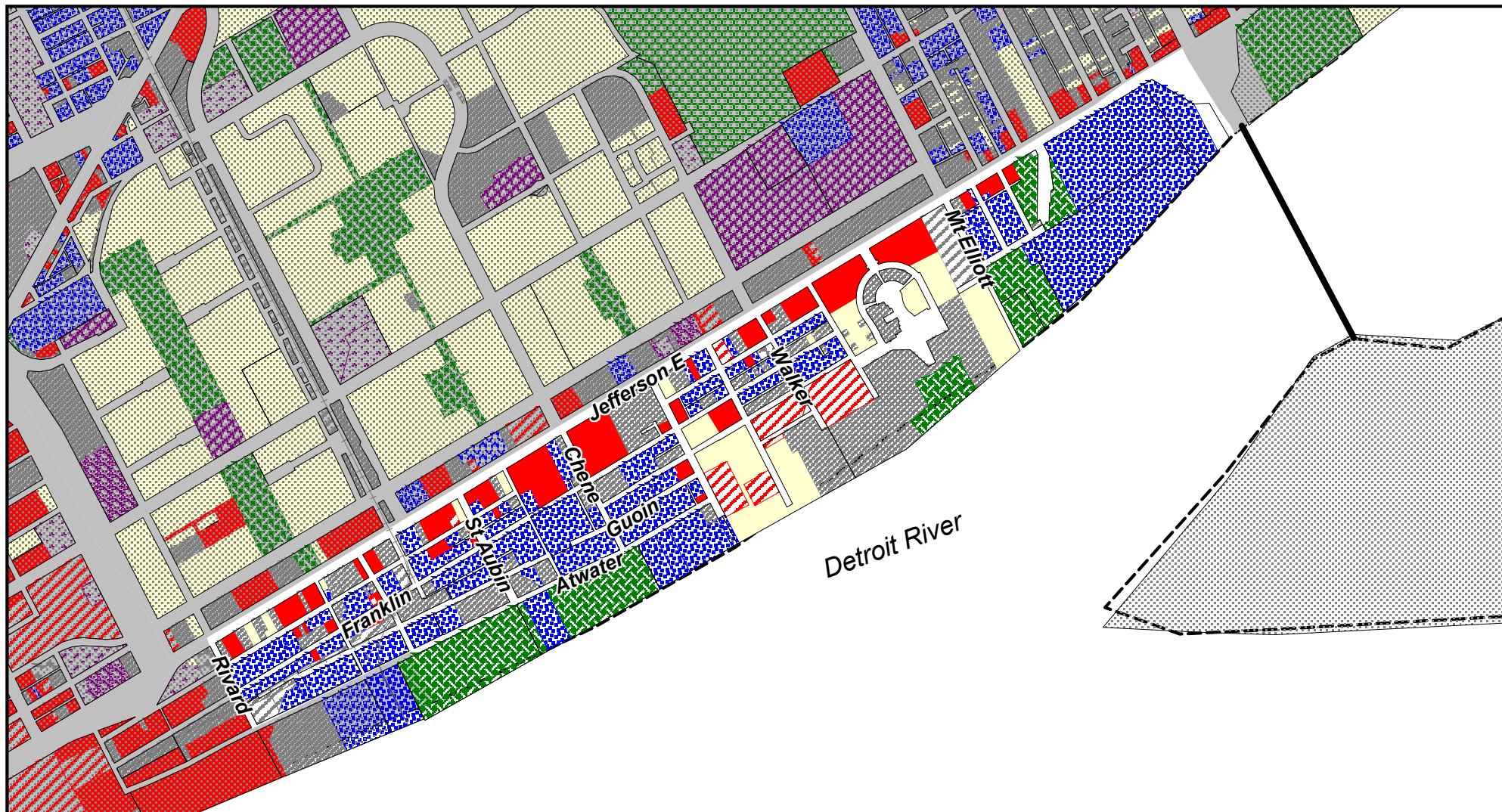
177

20.07%

\$75,000 or More

228

25.85%



Map 4-8A

City of Detroit  
Master Plan of  
Policies

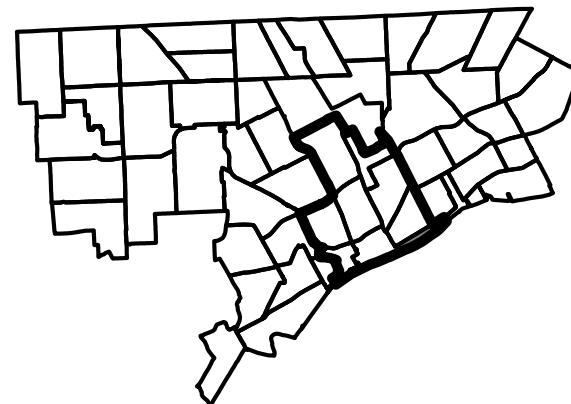
# **Neighborhood Cluster 4 Near East Riverfront**

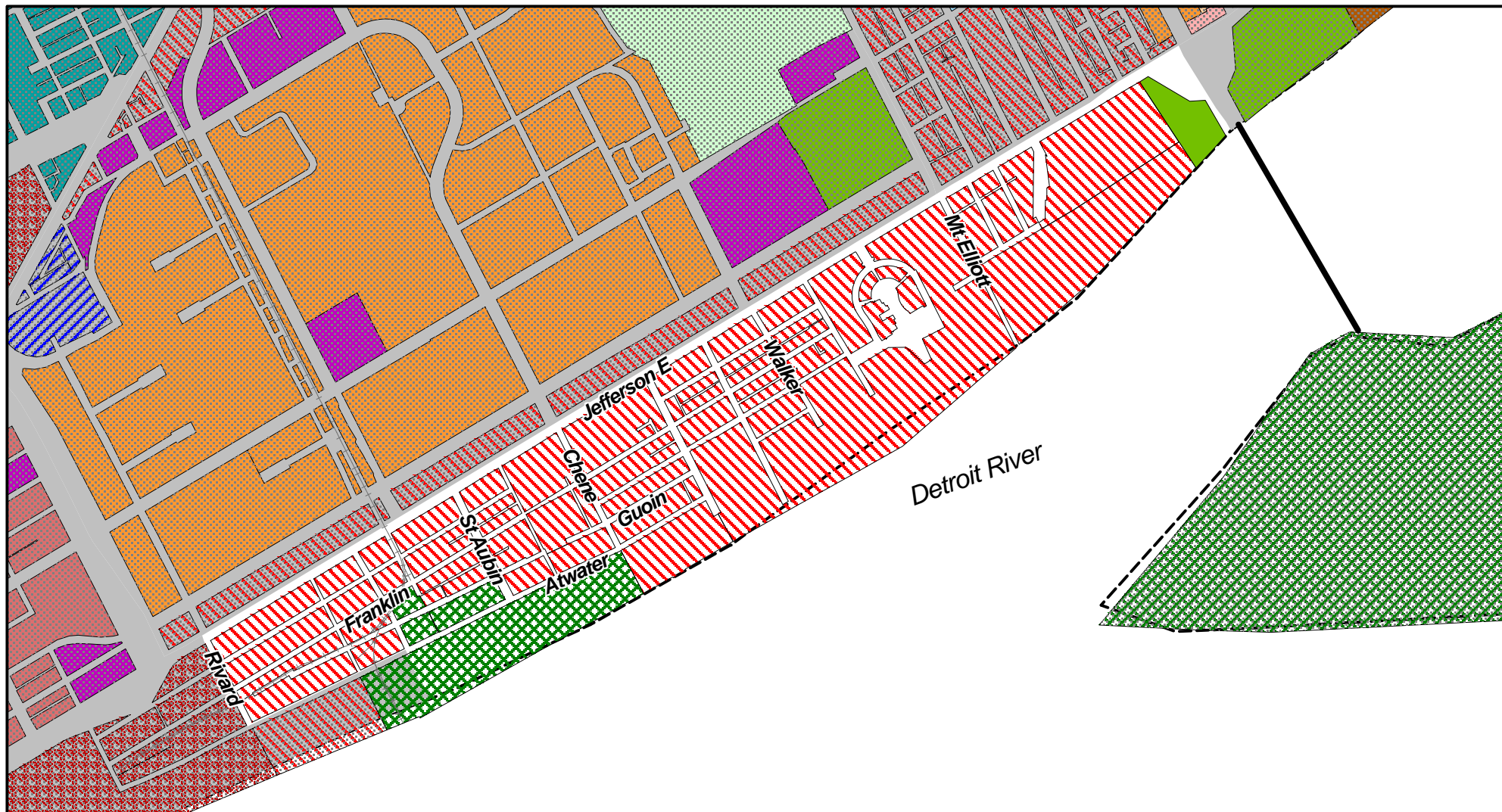


## **Existing Land Use \* -**

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools Data/Image database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 4-8B

City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 4 Near East Riverfront



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

